

**Bracken County Judicial Center Project Development Board
Minutes of Regular Meeting September 22, 2009**

The Regular meeting was called to order at 5:00 p.m. by Chairperson CJE Gary Riggs.
Roll call was completed as follows:

Members Present:

John Corlis
W. Todd Walton II, District Judge, 19th District
Kathy Free, Bracken County Circuit Clerk
Doug Teague, AOC
Tim Figgins, Bracken County Magistrate, District #4
Wayne Williams, AOC

Absent: Stockton B. Wood, Circuit Judge, 19th Judicial Circuit
Ed Rudd

Motion by Kathy Free , seconded by John Corlis to accept/approve the minutes of the regular meeting August 25, 2009 with no corrections made.
Vote being unanimous.

Property Chairman Riggs advised the PDB that closings had taken place for Mr. Hershner and the City of Brooksville. Ed Rudd and CIE, Inc would close on Wednesday 9/23/09. We have the appraisal and survey on the ½ acre lot being sold to the Premier Financial Bancorp, Inc.

Sherman Carter Barnhart & Trace Creek Construction (Update):

Architects are authorized to meet with RDH Survey to confirm survey for the bank property as there were a few discrepancies. Architects received proposals on Geotechnical Investigation and they recommend Asher to do this investigation and report.

Motion by Todd Walton, seconded by Tim Figgins that Asher be hired to perform the Geotechnical Investigation on the future site of the Bracken County Judicial Center.
Vote being unanimous.
Absent- Ed Rudd & Stockton Wood

Sam Howard with Trace Creek advised of the proposals received for the ESA/Asbestos investigation and recommended QORE to be hired to perform this action.

Upon Motion of Todd Walton, seconded by Kathy free that contingent upon inclusion of lead testing as part of the ESA that QORE be hired to perform this action at the future site of the Bracken County Judicial Center.
Vote being unanimous.
Absent – Ed Rudd & Stockton Wood

The architects presented the board with a presentation showing the site with an overlay of the surveys performed on all property. The grade is a concern on the back of the property (towards the old ball field). There was some confusion regarding the wording in the Option to purchase signed for the bank (1/2 acre lot). The Option mentioned “no less than a 5 % grade”. Sam Howard with Trace Creek advised the board and architects that this is only for the pad the bank will sit on and for driving surface. There are some concerns regarding location of ½ acre and certain property lines, easements for entry and ownership of property needing easements. The board states that there should be a

meeting between Chairperson Riggs, a member of AOC, the architects, Jackie Sue Wright, and Construction Mgrs. This meeting should happen before the next meeting on 10/27/09. Jackie Sue Write will be responsible for the amendment to the option to purchase.

The following should be discussed:

- *Amend the option to purchase to read that the 5% grade is for the pad bank will sit on and driving surface only.

- *There should be a new survey performed specifying where property lines should like to take care of the easement concern entering from Powell Street.

- *AOC should voice at that times any stipulations regarding these issues.

Architects advised that the stairs to the old ball park may be covered instead of removed. They advised that it will take 6-8 weeks for the environmental survey report to be completed, 2 months for demolition, and then they will release bids for grade work. It will be approximately 10 months before the bank is built on the ½ acre location. There will have to be a release signed by the bank stating that the pad for the bank to be built on is acceptable.

Architects asked for a standing survey to be done on the old high school and the arts building (Rudds property). It will give elevations of all standing floors, etc. This will help them know what they are dealing with and it will also help to receive more accurate bids for demolition.

Motion by Todd Walton, seconded by Kathy Free to have an “As-is Standing “ Survey performed on the Old High School and Arts building.

Vote being unanimous.

Absent: Ed Rudd & Stockton Wood.

Mr. Hershner needed 30 days to vacate property (10/21/09)

Mr. Rudd needed 90 days to vacate property (12/23/09)

RSA:

Michael George advised the Board that the Bonds sold on 8/26/09 at 2.62%. The closing was 9/9/09. On 9/16/09 RSA received authority from AOC to wire the funds to escrow. The balance in escrow at this point is approximately \$2,150,000.00

Todd Walton advised that the bank relocation will take 10 months and wanted to know how this will affect the rates. Mr. George advised that there is still a need for municipal bonds and shouldn't present a problem. Doug Teague advised that there should be a statement in writing advising of a cost to property owners for delaying construction, should that happen in the upcoming future.

Invoices Approved:

The following invoices will be approved and paid by Bracken County Fiscal Court 9/23/09. RDH \$425.00 and Greg Mains \$325.00. These were for the survey and the appraisal of the ½ acre being sold to Premier Financial Bancorp, Inc.

Motion by Todd Walton, seconded by John Corlis that the above invoices be approved for payment by Fiscal Court.

Vote being unanimous.

Absent-Ed Rudd & Stockton Wood

Motion by Todd Walton, seconded by Tim Figgins to pay RDH Survey \$1,650.00 for surveying the entire site, contingent upon AOC approval.

Vote being unanimous.

Absent-Ed Rudd & Stockton Wood.

*Invoice was given to Wayne Williams for AOC approval.

Naming the Facility:

Kathy Free advised the Board that the Center needs to be named. The allowable names are as follows:

Bracken Co Justice Center
Bracken Co Hall of Justice
Bracken Co Judicial Center

Motion by Todd Walton, seconded by Kathy Free that the facility be named:
Bracken County Judicial Center.

Vote being unanimous.

Absent-Ed Rudd & Stockton Wood

The next meeting of the PDB will be Tuesday, October 27, 2009 @ 5:00 p.m.

.

Adjournment: A motion was made at 6:00 p.m.. Eastern Time by Kathy Free, seconded by Doug Teague to adjourn the meeting of the Bracken Co. PDB.
Vote being unanimous.
Absent-Ed Rudd & Stockton Wood

~Tina K. Teegarden, Secretary